

**Joint Economic Study Session
City Council & Planning Commission
January 10, 2017**



Agenda

1. Overview
 - i. Broad Overview of the Past, Present and Future
 - ii. City Revenue Diversification
2. Eel River Sawmill Site – Rio Dell Business Park
 - i. Stakeholders
 - Glenn White Development
 - Michael Martino Development
 - Fool's Gold Development
 - Honeydew Farms Development
 - Humboldt Rotational Molding
3. Vacant Commercial Properties
 - i. Todd Property
 - ii. Albin Property
 - iii. Dazzi Property
 - iv. Moschetti Property
 - v. Enes Property
 - vi. Konicke Property
4. Other Vacant, Underdeveloped, Non-Conforming Commercial Properties
5. Round Table Discussion

February 24, 2015 Economic Development Workshop – Brainstorming List of Economic Opportunities

1. Horseshoe pits and events
2. Bocce Ball events
3. Fossil weekend
4. Direct northbound traffic through Rio Dell on scenic route to Ferndale via Wildwood and Blue Slide
5. Flexibility on development standards in the Town Center
6. Install a mini-mart by Moore Fuel
7. Extend water and sewer services further north on Northwestern Avenue
8. Have a car dealership located within city limits
9. Install sign down by Benbow
10. Kite festival
11. Invite Bocce Ball donors to Rio Dell
12. Ease of access to the river
13. Dog park for 101 travelers and residents
14. Extend Avenue of the Sculptures to Ferndale

15. Marketing connection between Rio Dell and Avenue of the Giants
16. Obtain infrastructure grants
17. Food collaborative development
18. Develop long-term economic development vision
19. Branding and promotion
20. SWOT Analysis to identify marketable resources
21. Identify background and skills of unemployed mill workers
22. Attract working residents with families over retirees
23. Build a community center
24. Establish committees, each with a specific focus (festivals, signage etc.)
25. Gather information on homebuyers in Rio Dell to better market real estate
26. Bottling company for beer and cream
27. Lease land to a kayaking business
28. Build up existing business
29. Classic car events
30. Façade grants

- 31. Repaint Chamber of Commerce
- 32. Build a consistent vision
- 33. City help promote existing business
- 34. Sewer system extension to Eel River Sawmills
- 35. Utilize city of Eureka's economic strategy plan
- 36. Develop long-term budget projections
- 37. Add more events to Wildwood Days
- 38. Be original and unique with façade grants

February 24, 2015 Economic Development Workshop - Survey of Business Opportunities for Rio Dell

1. Food Collaborative / Processing
2. Tire Shop
3. Bank Branch
4. Bakery
5. Car Dealership
6. Carpet & Furniture Store
7. Pharmacy
8. Supermarket
9. Nursery / Feed Store
10. Restaurant
11. Brewery
12. Full Service Truck Stop
13. Health Club
14. Fast Food

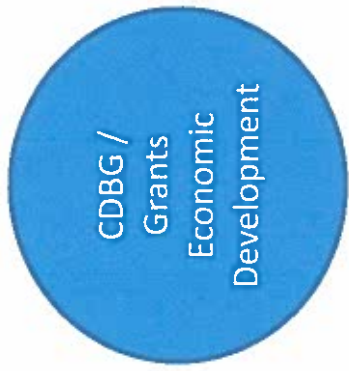
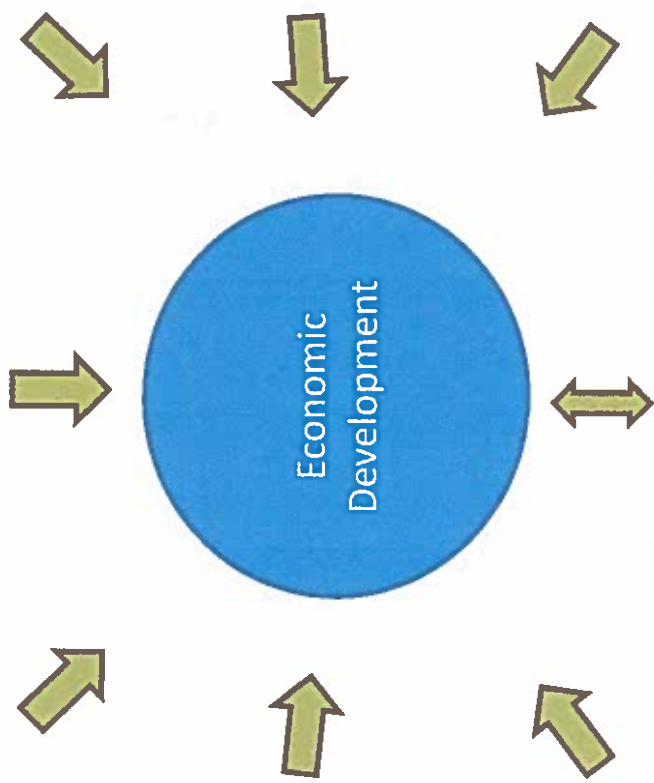
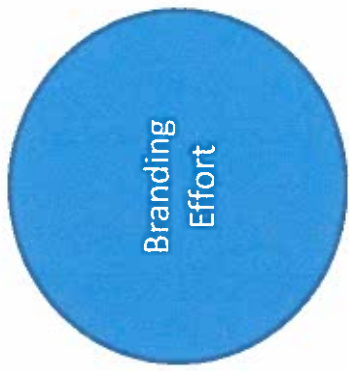
15. Building Supplies

16. Lodging

17. Professional Services

18. Motorcycle Related

19. Natural Resource Related Recreation



A Broad Overview of Economic Development in Rio Dell

Past Efforts:

Dinsmore Plateau

2008 Economic Development Strategic Plan

Food Collaborative (2010)

Dollar General

Various Grants (gateway, water distribution, wastewater plant, Wildwood Avenue medians etc.)

Current Efforts:

Grants: Water system, CDBG, Active Transportation Plan

Attractive Community through Code Enforcement (Measure Z)

Eel River Sawmills Developments

Preservation of existing public services (police, streets etc.)

Future Efforts:

Eel River Sawmills site implementation (traffic study, utilities, etc.)

Grants: Water system, Downtown revitalization, Brownfield cleanup, CDBG

Active business recruitment (diversification of economic base)

Community Building events and facilities

Per Capita Comparison in City Revenues: Eureka and Rio Dell.

	Eureka	Rio Dell
Population	27,200	3,360
Sales Tax	\$391	\$34
Transient Occupancy Tax	\$77	\$4
Property Tax	\$67	\$34

TAX CODE: 28000 CITY OF RIO DELL

VALUE BASE: 7 Net of All

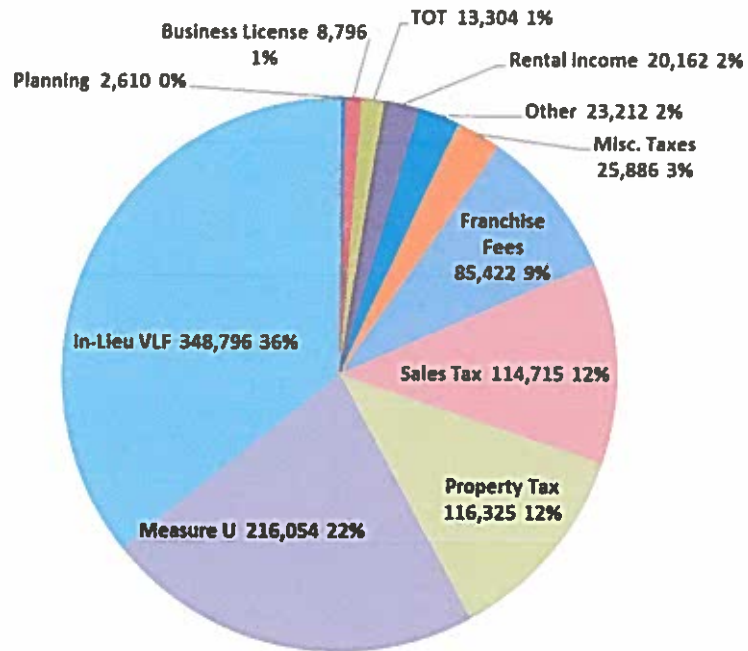
TYPE: SPECIAL

	<u>SECURED</u>	<u>UNSECURED</u>	<u>TOTAL</u>
PARCEL COUNT	1,442	95	1,537
LOCAL	164,351,805	3,759,005	168,110,810
UTILITY			0
TOTAL	164,351,805	3,759,005	168,110,810
PLUS HOX	3,911,889		3,911,889
TOTAL	168,263,694	3,759,005	172,022,699

- Of the approximate \$1,700,000 in secured property taxes collected in Rio Dell, the City receives \$104,569.

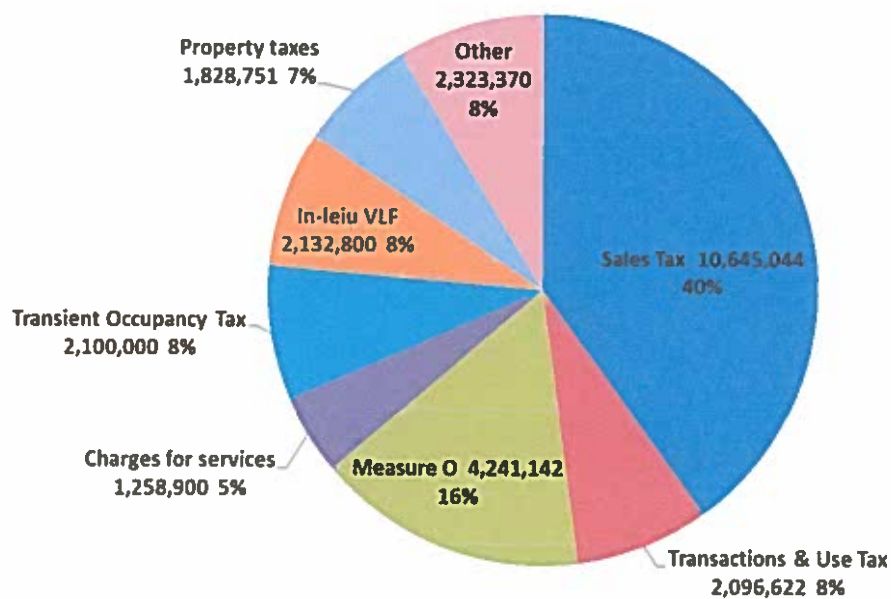
CITY OF RIO DELL

GENERAL FUND 2015/16 ACTUAL REVENUES \$975,282



CITY OF EUREKA:

City of Eureka General Fund 2015/16 Revenues \$26,626,629



Info from City of EKA
2015/16 Budget

City of Rio Dell Businesses

Restaurants			
1	101 Café (Open Friday, Saturday and Sunday)	70 Wildwood Avenue	Town Center
2	Lety's	128 Wildwood Avenue	Town Center
3	Pizza Factory	185 Wildwood Avenue	Town Center
4	Green Bean Coffee & Café (Open Soon?)	281 Wildwood Avenue	Town Center
5	DJ's Burger Bar	509 Wildwood Avenue	Town Center
Bars			
6	Mingo's Sports Bar	70 Wildwood Avenue	Town Center
Motels/Visitor Accommodations			
7	Humboldt Gables Motel	40 West Davis Street	Community Commercial
8	Rivers Edge RV park	620 Davis Street	Suburban
Retail Sales/Services			
9	CC Market & Catering	1340 Eeloa Avenue	Neighborhood Commercial
10	Dollar General	44 Davis Street	Community Commercial
11	E & J Liquors	127 Wildwood Avenue	Town Center
12	Humboldt Timeless Photography	117 Wildwood Avenue	Town Center
13	Dias Artistries	390 Wildwood Avenue	Town Center
14	Grundman's Sporting Goods	75 Wildwood Avenue	Town Center
15	Bigfoot New & Used	230 Wildwood Avenue	Town Center
16	Cutie Pies Boutique	278 Wildwood Avenue	Town Center
17	Wildwood Smoke Shop	121 Wildwood Avenue	Town Center
18	Rio Dell Laundromat	132 Wildwood Avenue	Town Center
19	Shell Gas Station	582 Wildwood Avenue	Community Commercial
Automotive Services			
20	Kreations Autobody	750 Wildwood Avenue	Community Commercial
21	Brian's Auto Repair/U-Haul ¹	609 Wildwood Avenue	Town Center
22	707 Automotive	752 Wildwood Avenue	Community Commercial
23	101 Napa Auto Parts	33 Center Street	Community Commercial
24	Ward's Automotive Workshop	23 Center Street	Community Commercial

City of Rio Dell Businesses

Continued

Medical Services			
25	Dr. Roberts - Dentist	948 Rio Dell Avenue	Community Commercial
26	Dr. Shin - Dentist	10 Belleview Avenue	Neighborhood Commercial
Professional Services			
27	ABC River Bluff Realty	378 Wildwood Avenue	Town Center
Personal Beauty Services			
28	Barsanti's Beauty Salon	440 Wildwood Avenue	Town Center
29	Red Eyed Tattoo	278 Wildwood Avenue	Town Center
Mini Storage Facilities			
30	Bruner Mini Storage	1572 Eeloa Avenue	Industrial Commercial
31	Rio Dell Mini Storage ¹	482 Wildwood Avenue	Town Center
Garden Related Businesses			
32	R&L Soil Sales	Eel River Industrial Park	Industrial Commercial
33	Humboldt Rotational Molding (Water Tanks)	Eel River Industrial Park	Industrial Commercial
34	Roots 101 Garden Supply	770 Wildwood Avenue	Community Commercial
Construction Related Services			
35	Scott Moore Trucking	Eel River Industrial Park	Industrial Commercial
36	Collings Tree Service ¹	481 Wildwood Avenue	Town Center
37	Custom Crab Pots ¹	611 Wildwood Avenue	Town Center
38	Taylormade Fencing ¹	653 Side Street	Town Center



¹ Non-Conforming uses








City of Rio Dell Commercially Zoned Vacant, Under Utilized, Non-Conforming Uses Properties



	Address/APN	
<p>1</p> <p>55 & 65 Wildwood Avenue</p> <p>053-173-006 & -007</p> <p>Zoning</p> <p>Town Center</p> <p>Status</p> <p>Vacant Parcel</p>	 <p>Two small lots, approximately 2,600 square feet each. Most likely parcel will need a parking exception in order to develop the parcel. Grundman's own both parcels.</p>	Comments
<p>2</p> <p>75 Wildwood Avenue</p> <p>053-173-005</p> <p>Zoning</p> <p>Town Center</p> <p>Status</p> <p>Developed</p>	 <p>Grundman's Sporting Goods was established in 1937 and is likely Rio Dell's oldest business.</p>	



Address/APN	Comments
<div>3</div> <div>85 & 95 Wildwood Avenue & 25 Monument Road</div> <div>053-173-004</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed</div>	<div data-bbox="919 575 1338 1201"> </div> <div data-bbox="1029 1218 1243 1877"> <p>Parcel is developed with the Community Resource Center and four (?) residential units. Domenico Rovai's grocery store was located on the parcel and was destroyed in the 1928 fire.</p> </div>
<div>4</div> <div>70 Wildwood Avenue</div> <div>053-174-002</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed</div>	<div data-bbox="393 600 834 1121"> </div> <div data-bbox="406 1205 815 1852"> </div> <div data-bbox="198 558 373 1915"> <p>Parcel is developed with the 101 Café and Mingo's bar. Apparently the 101 Café is only open on Friday, Saturday and Sunday. The building was constructed after the 1928 fire and has been home to Grundman's Shoe Store, a grocery store, the Reno Bar, barbershop, bowling alley and antique store over the years. There is a sign on the</p> </div>



		building "For Lease – Build to suit". Building is in need of façade repairs.
Address/APN		Comments
5	100 Wildwood Avenue 053-161-009 & 018	 <p>Formerly a Texaco gas station and most recently M&M Automotive Repair. Parcel recently purchased by owner of adjacent parcels, 108 & 116 Wildwood Avenue, formerly Lola's Mexican Restaurant. Underground storage tanks have been removed and parcel is clean.</p>
	Zoning	
	Town Center	
	Status	
	Developed	
6	108 & 116 Wildwood Avenue 053-161-010, 019 & 021	 <p>Formerly Lola's Mexican Restaurant. The building is currently being advertised for rent. The adjacent parcel is a Small lot, approximately 3,100 square feet. Parcel was previously used as the parking lot for Lola's Mexican Restaurant.</p>
	Zoning	
	Town Center	
	Status	
	Developed – Vacant Building	



Address/APN		Comments
7	120, 126 & 130 Wildwood Avenue 053-161-012 Zoning Town Center Status Developed – Under Utilized	 Built out lot with three commercial spaces below and an apartment above. Apparently the three spaces below are being used for personal storage of the owner/occupant of the building.
8	105, 117 & 121 Wildwood Avenue 053-141-005 Zoning Town Center Status Developed – Under Utilized	 Built by Mr. Scatena in the early 1920's, it is now known as the Currier Building. The property is currently for sale, listed at \$399,000. There has been \$150,000 of recent improvements. There are three commercial units, one is vacant (most recently a barbershop), one is Humboldt Timeless Photography and the third unit is home to the Wildwood Smoke Shop. Upstairs contains four one bedroom apartment units.



	Address/APN	Comments	
<div>9</div> <div>123- 133 Wildwood Avenue</div> <div>053-141-030 & 031</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed – Under Utilized</div>		<p>Built around 1912, the Scatena – Battini Hotel was relocated from Edwards Drive to its current location soon after its construction. The building contains four vacant commercial units downstairs and three apartments upstairs. In addition, there are two residential rental units in a separate building behind the main building.</p>	
<div>10</div> <div>132 & 144 Wildwood Avenue</div> <div>053-161-013</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed</div>		 <p>The parcel is developed with a single family residence and laundromat. This building has been used as a laundromat for a number of years. It was originally built in the 1950's by the Micheli family.</p>	



Address/APN		Comments
11	160 Wildwood Avenue 053-161-014	
Zoning		
Town Center		
Status		
Vacant – Under Utilized		Parcel developed with two small outbuildings. Parcel is 6,000 square feet and will likely require a parking exception when developed.
		
13	127 Wildwood Avenue 053-141-026	
Zoning		
Town Center		
Status		
Developed		Parcel is developed with E&J Liquors & Deli. Originally built in the 1940's or 1950's for "Butcher" Rovai. Was at one time the Food Mart store.
		

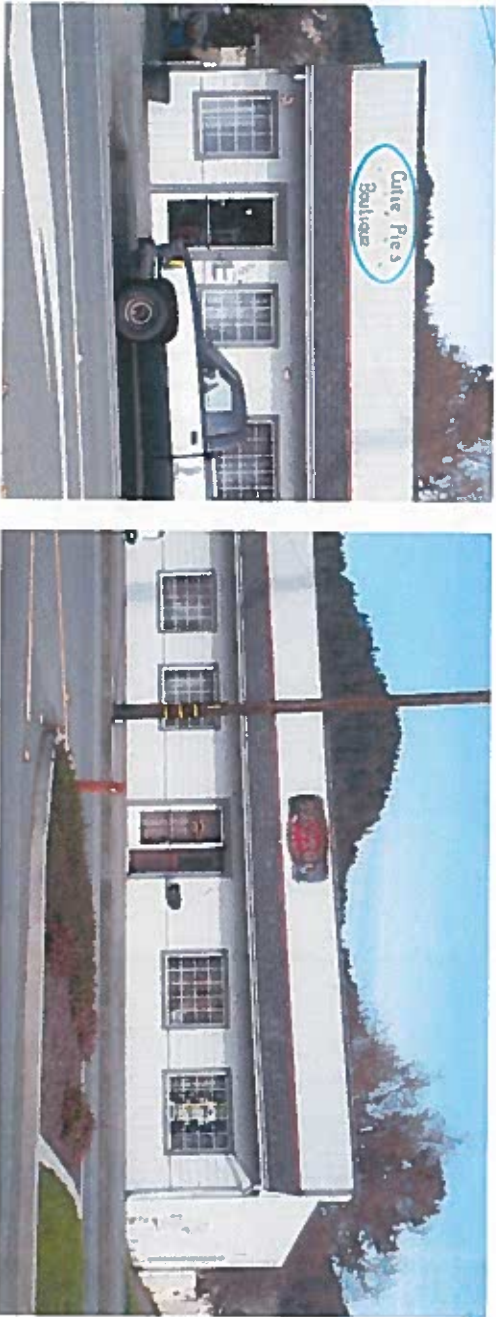

Address/APN		Comments
14	175 Wildwood Avenue 053-141-025	 <p>Vacant parcel. Parcel is about 3,480 square feet and will likely require a parking exception when developed.</p>
	Zoning	
	Town Center	
	Status	
	Vacant	
15	128 Wildwood Avenue 053-161-015	 <p>Lety's restaurant and coffee drive-thru. Apartment on upper-story and a small residential unit to the south of the business. The house (Building) was moved from Monument Road to its current location in 1927.</p>
	Zoning	
	Town Center	
	Status	
	Developed	




Address/APN		Comments
16	194 Wildwood Avenue 053-161-001	 <p>The "Mill" gym currently occupies the building. It is believed the building was built in the 1930's and over the years has been a bar, gambling place, clothing store, Thompson's Furniture Store, Barker's Grocery and Parnell's Market.</p>
	Zoning	
	Town Center	
	Status	
	Developed	
17	185 Wildwood Avenue 053-141-024	 <p>The Pizza Factory and Wildwood Gallery. This building was built around 1930's. One of the previous uses was Francesconi's Redwood Bootery.</p>
	Zoning	
	Town Center	
	Status	
	Developed	



Address/APN		Comments
18	195 Wildwood Avenue 053-141-023 Zoning Town Center Status Developed, Underutilized	 <p>Building was built sometime in the 1930's. At one time it was a candy store, then later a bar. It's most recent use was a barbershop. There is a resident at the back of the building.</p>
19	203 Wildwood Avenue 053-141-023 Zoning Town Center Status Developed, Non- Conforming Use	 <p>Non-Conforming residential use on narrow (32' +/-), deep (170' +/-) lot. Parcel is adjacent to City Parking lot.</p>



	Address/APN	Comments
20	210, 220 & 230 Wildwood Avenue 053-151-022 Zoning Town Center Status Developed	 <p>The Eagle Prairie Professional Building is home to Bigfoot New and Used and Stephen's Candlery. Stephen's Candlery is for the most part a wholesale producer and occupies two of units. One of the few parcels downtown where there is plenty on on-site parking.</p>
21	255 Wildwood Avenue 053-141-020 Zoning Town Center Status Developed, Underutilized	 <p>Formerly BP Gas Station and Mini Mart. It was once used for auto sales. Parcel is considered a "Brownfield" site and the owner's have been ordered to clean-up the site by the Department of Water Resources. Parcel is currently for sale. However, the sale is unlikely due to the on-site contamination. Parcel is about 15,000 square feet. The building is in need of some façade improvements.</p>



Address/APN		Comments
22	281 Wildwood Avenue 053-151-052	 <p>The Green Bean Coffee and Café drive-thru is currently under construction.</p>
	Zoning	
	Town Center	
	Status	
	Being Developed	
23	250 Wildwood Avenue 053-151-012	 <p>Vacant parcel. Fairly narrow, 60' along Wildwood Avenue to 45' along First Avenue. Will likely require a parking exception when developed.</p>
	Zoning	
	Town Center	
	Status	
	Vacant	



	Address/APN	Comments	
24	281 Willwood Avenue 053-151-011		
Zoning	Town Center		
Status	Developed		
		 <p>Parcel is currently developed with "Cutie Pies Boutique" and "Red Eye Tattoo". Cutie Pies is a children's clothing store. At one time the larger unit was Viegas Grocery then Central Grocery with a café on the north end of the building. There is also a house behind the commercial building.</p>	
25	307 Willwood Avenue 053-141-050		
Zoning	Town Center		
Status	Developed, Non-Conforming Use		
		 <p>The home was built in the 1930's and was the home of the Joe Barrote family. The use is considered, legal non-conforming.</p>	



Address/APN		Comments	
26	315 & 341 Wildwood Avenue 052-141-042 & 043	 	<p>This building built by the Di Basilio family in the 1950's has two units. The larger unit is occupied by the Post Office and the other one is currently vacant. The vacant unit was home for Cinnamon Jacks, a local favorite bakery. It closed when the owner retired.</p>
	Zoning Town Center		
	Status Developed		
27	351 Wildwood Avenue 052-141-041		<p>The home was built for the Di Basilio family. At one time there was a beauty shop in the front portion. It's currently vacant. It was last used commercially as a Doctor's (Chiropractor) office. The residential use is considered, legal non-conforming.</p>
	Zoning Town Center		
	Status Developed		




	Address/APN	Comments
28	306 Wildwood Avenue 053-151-008	 <p>The residential use is considered, legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	
29	310 Wildwood Avenue 053-151-007	 <p>The residential use is considered, legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	




Address/APN		Comments
30	316 Wildwood Avenue 053-151-006	 <p>The residential use is considered, legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	
31	324 Wildwood Avenue 053-151-020	 <p>The residential use is considered, legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	



Address/APN		Comments
32	365 Wildwood Avenue 053-141-034	 <p>The residential use is considered, legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	
33	371 & 375 Wildwood Avenue 053-141-035	 <p>The north unit (375) of this vacant commercial building was recently occupied by the Phat Rabbit Boutique and before that Figuredos Video. The south unit (371) is also vacant and was previously occupied by a barbershop.</p>
	Zoning	
	Town Center	
	Status	
	Vacant	



	Address/APN	Comments
34 383 Wildwood Avenue 053-141-036 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>The residential use is considered legal non-conforming.</p>	
35 340, 344 & 348 350, 354 & 358 Wildwood Avenue 053-151-031 & 032 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>Although these units were recently constructed, they are considered legal non-conforming uses.</p>	



	Address/APN	Comments
36	368 & 378 Wildwood Avenue 053-151-026 & 027 Zoning Town Center Status Vacant lot, Developed, Mixed Use	 <p>Small vacant lot (APN 053-151-026) is approximately 2565 square feet. Most likely parcel will need a parking exception in order to develop the parcel. Parcel is currently for sale. The other parcel is developed with a house, a portion being used as a Real Estate office and part time flower shop.</p>
37	390 Wildwood Avenue 053-151-001 Zoning Town Center Status Developed	 <p>Home of Dias Artistries. They craft redwood burl furniture and gifts.</p>



Address/APN	Comments	
<div>38</div> <div>406 & 420 Wildwood Avenue</div> <div>053-101-006</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed, Mixed Use</div>	<div>   </div> <div> <p>This building is currently occupied by the Chamber of Commerce and also serves as a Art Gallery as part of the Eagle Prairie Arts District (EPAD). Apartments are on the upper floor. The building was originally built in the late 1960's and was occupied by Larks Drug Store for a number of years. Before the Chamber took over it was the Barsanti Dollar Store. Next door is the Pasquini house.</p> </div>	
<div>39</div> <div>405 Wildwood Avenue & 106 Cedar Street</div> <div>053-115-009</div> <div>Zoning</div> <div>Town Center</div> <div>Status</div> <div>Developed, Legal Non-Conforming</div>	<div>  </div> <div> <p>Parcel is developed with a legal non-conforming residence. The front part of the parcel is vacant. Any commercial development will likely require a parking exception.</p> </div>	



Address/APN		Comments	
40	435 Wildwood Avenue 053-115-016	 <p>Building is currently vacant. The building was originally constructed in the 1920's and was used as a grocery store for a number of years. Most recently the building was used as a second hand store.</p>	
	Zoning		
	Town Center		
	Status		
	Developed, Vacant		
41	457 Wildwood Avenue 053-115-007	  <p>Parcel is developed with five or six legal non-conforming residential units.</p>	
	Zoning		
	Town Center		
	Status		
	Developed, Legal Non-Conforming		





	Address/APN	Comments	
42	475 Wildwood Avenue 053-115-019		<p>The residential use is considered legal non-conforming.</p>
43	481 Wildwood Avenue 053-115-005		<p>Former gas station and car wash. Currently being used to store equipment for Collings Tree Service. Use in non-conforming use.</p>



	Address/APN	Comments
44	440 Wildwood Avenue 053-101-007	
	Zoning	
	Town Center	
	Status	
	Developed Mixed Use, Legal Non-Conforming	 <p>The front portion of the house is used as a Beauty Shop. There are also three apartment units along the side of the house.</p>
45	448 Wildwood Avenue 053-101-015	
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	 <p>The residential use is considered legal non-conforming.</p>



Address/APN		Comments
46	456 A & B Wildwood Avenue 053-101-014 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>Fairly new duplex. The residential use is considered legal non-conforming.</p>
47	470 Wildwood Avenue 053-101-013 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>The residential use is considered legal non-conforming.</p>



Address/APN		Comments
48	482 Wildwood Avenue 053-101-010	 <p>There was a single story mini-storage facility that was built in the 1980's. It was allowed to expand to a two story with a Conditional Use Permit. Would not be allowed today.</p>
	Zoning	
	Town Center	
	Status	
	Developed	
49	494 & 496 Wildwood Avenue 053-101-001	 <p>There are two residential units on this parcel. The residential use is considered legal non-conforming.</p>
	Zoning	
	Town Center	
	Status	
	Developed, Legal Non-Conforming	




Address/APN		Comments
50	509 Wildwood Avenue 053-114-003	 <p>The building was constructed in 1971 and has always been used as a eatery. It has been the home of the popular Dj's Burger Bar</p>
	Zoning	
	Town Center	
	Status	
	Developed	
51	541 Wildwood Avenue 053-114-014	 <p>Former gas station that was recently extensively remodeled. Currently vacant, but it's expected that another coffee business will open in the near future. Another small parcel, APN 053-141-013 is located at the back of the building along Elm Street</p>
	Zoning	
	Town Center	
	Status	
	Developed, Vacant	



Address/APN		Comments	
52	609 & 611 Wildwood Avenue 053-083-006, 008 & 009	 	<p>Former Union 76 Gas Station. Now home to Brian's Auto Repair and U-Haul rentals. The use in non-conforming. The other use is a manufacturer of crab pots. It also is a non-conforming use. Prior to the crab pot use, the building was used by Imperiale Trucking.</p>
	Town Center		
	Zoning		
	Status		
53	653 Side Street 053-083-005	 	<p>Taylor Made Fencing is a non-conforming use.</p>
	Town Center		
	Zoning		
	Status		
	Developed, Non-Conforming		



Address/APN		Comments
54	508 Wildwood Avenue 053-096-007	 <p>Back building was formerly Dellarsina's Body Shop. The existing residence was built around 1910. The residential use is considered legal non-conforming.</p>
Zoning		
Town Center		
Status		
Developed, Legal Non-Conforming		
55	502 Wildwood Avenue 053-083-005	 <p>Property developed with a house and two cabins and may date back to the 1920's. The residential use is considered legal non-conforming.</p>
Zoning		
Town Center		
Status		
Developed, Legal Non-Conforming		

	Address/APN	Comments
56	504 & 506 Wildwood Avenue 053-096-010 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>Existing duplex and may date back to the 1920's. The residential use is considered legal non-conforming</p>
57	512 Wildwood Avenue 053-096-013 Zoning Town Center Status Vacant	 <p>Vacant parcel. Will likely require a parking exception.</p>

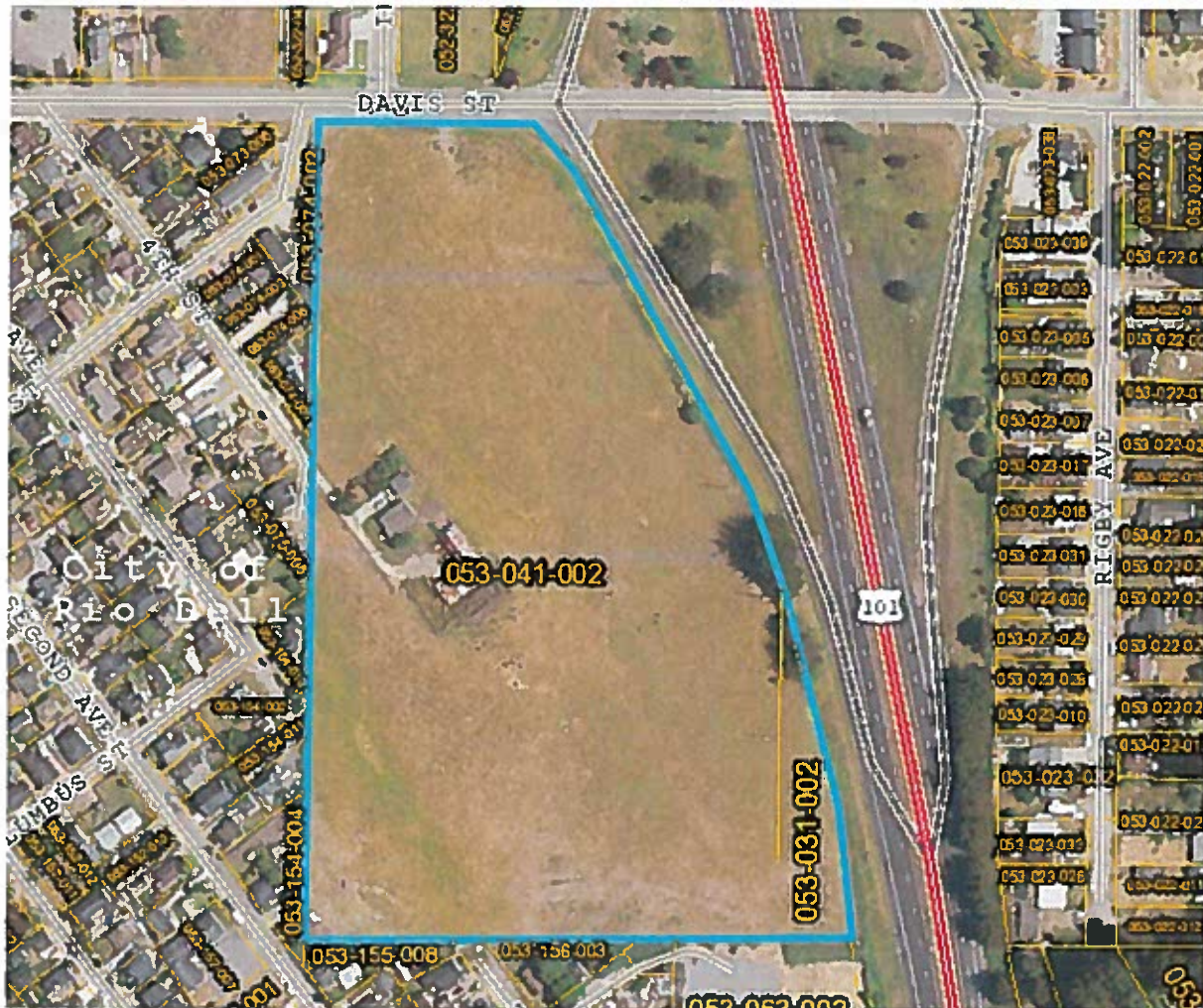
	Address/APN	Comments
58 510 Wildwood Avenue 053-096-008 Zoning Town Center Status Developed, Legal Non-Conforming	 <p>Existing single family residence. The residential use is considered legal non-conforming.</p>	
59 582 Wildwood Avenue 053-096-013 Zoning Community Commercial Status Developed, Shell Gas Station & Mini Mart	 <p>Existing Shell Gas Station and Mini Mart.</p>	

	Address/APN	Comments	
60	44 Davis Street 052-222-009 Zoning Community Commercial Status	 <p>Existing Dollar General Store.</p>	
61	750 Wildwood Avenue 053-222-008 Zoning Community Commercial Status	 	

Address/APN		Comments
62	770 Wildwood Avenue 052-222-006 & 007	 <p>Currently vacant, recently purchased. Proposed Roots 101 Garden Supply. Formerly Wildwood Feed and Humboldt Hydroponics. New owner has been cleaning up the building and hopes to open in the near future.</p>
	Zoning Community Commercial	
	Status Developed, Vacant	
63	40 West Davis Street 052-223-002	 <p>Motel was built in the 1960's and is Rio Dell's only motel/hotel.</p>
	Zoning Community Commercial	
	Status Developed with the Humboldt Gables Motel	

Address/APN	Comments
<div>64</div> <div>780 Wildwood Avenue 052-222-004 & 004</div> <div>Zoning</div> <div>Community Commercial</div> <div>Status</div> <div>APN 052-222-004 Vacant APN 052-222-005 Legal, Non- Conforming</div>	<div>  <p>The existing house on APN 052-222-005 is considered legal non-conforming. The other parcel is about 8,000 square feet and will likely require a parking exception when developed commercially.</p> </div>
<div>65</div> <div>23 & 33 Center Street 052-222-002 & 003</div> <div>Zoning</div> <div>Community Commercial</div> <div>Status</div> <div>Developed with Napa 101 Auto & Ward's Automotive Repair</div>	<div>  <p>Parcels are developed with the NAPA 101 Auto and Ward's Automotive Repair.</p> </div>

Address/APN		Comments
66	28 West Painter Street 052-203-001	
Zoning		
Community Commercial		
Status		
Multi-Family Apartment Units. Legal, Non-Conforming.		 <p>Non-Conforming use. Six apartment units, former motel. Front half of the parcel is undeveloped.</p>
67	920 & 948 Rio Dell Avenue 052-211-020 & 021	
Zoning		
Community Commercial		
Status		
Dentist Office & Single Family Residential		 <p>Single family residence is a non-conforming use. Parcel fronts on both Wildwood Avenue and Rio Dell Avenue.</p>



APN 053-041-002 & 053-031-002; GIS Acres 18.0

Zoning/General Plan Community Commercial 2,000 sq. ft. minimum.

Owner: Linda Todd, 8866 Rocky Canyon Road, Atascadero, CA. 93422

Note: Outstanding access and Highway visibility. One of the few, if not the only commercial parcel in Humboldt County with direct Highway frontage and access.



APN 052-162-049; GIS Acres 2.56

Zoning/General Plan Community Commercial 2,000 sq. ft. minimum.

Owner: Albin Enterprises, P.O. Box 601, Fortuna, CA. 95540

Note: Another parcel with outstanding access and Highway visibility.



APN 052-121-002; GIS Acres 1.16

Zoning/General Plan Neighborhood Center 2,000 sq. ft. minimum.

Owner: Colin & Susan Dazzi, 1029 Riverside Drive, Rio Dell, CA. 95562

Note: Another parcel with outstanding access and Highway visibility.



APN 052-323-005 & 010; GIS Acres .68

Zoning/General Plan Neighborhood Center 2,000 sq. ft. minimum.

Owner: Rollan Moschetti, 145 Stafford Road, Scotia, CA. 95565

Note: Another parcel with outstanding access and Highway visibility.

Bellevue & Eeloa Avenue Neighborhood Commercial & Industrial Commercial Properties

	Address/APN	Zoning	Status	Comments
	14 Bellevue Avenue 052-211-016	Neighborhood Commercial	Vacant Parcel	Parcel is .56 acres. Excellent Highway access and visibility.
	20 Bellevue Avenue 052-211-016	Neighborhood Commercial	Single Family Residential	Non-Conforming use. Parcel is .9 acres. There is additional development potential. Excellent Highway access and visibility.
	1250 Eeloa Avenue 052-121-002	Neighborhood Commercial	Vacant Parcel	Parcel is 1.16 acres. Excellent Highway access and visibility.
	1270 Eeloa Avenue 052-112-006	Neighborhood Commercial	Single Family Residential	Non-Conforming use.
	56 North Pacific Avenue 052-112-005	Neighborhood Commercial	Single Family Residential	Non-Conforming use.
	1395 Eeloa Avenue 052-091-015	Industrial Commercial	Single Family Residential & Shop	Residential use is a non-conforming use. Parcel is approximately 2.8 acres. The parcel was formerly used as a tow/wrecking yard. The site is under evaluation by the RWQCB for possible soil contamination.
	1403 Eeloa Avenue 052-091-014	Industrial Commercial	Single Family Residential	Non-Conforming use.
	1421 Eeloa Avenue 052-091-012	Industrial Commercial	Multi-Family Residential	Non-Conforming use. Four units.
	1572 Eeloa Avenue 052-091-010	Industrial Commercial	Multi-Family Residential & Mini Storage	Duplex is non-conforming use.
	1580 Eeloa Avenue 052-091-002	Industrial Commercial	Single Family Residential	Non-Conforming use.
	1594 Eeloa Avenue 052-091-008	Industrial Commercial	Single Family Residential	Non-Conforming use.
	1348 Eeloa Avenue 052-102-004	Industrial Commercial	Single Family Residential	Non-Conforming use.